Box13 # 12371

WARRANTY DEED

LaTrece McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,085.00

Deborah L. Bellin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah L. Bellin	Deborah L. Bellin	150-2-394
(NAME)	(NAME)	
814 Lake Terrace Drive	814 Lake Terrace Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rebecca J. Fels, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah L. Bellin and Alice V. Patterson,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*As joint tenants with the right of Survivorship. DLB ALP

Land in Davidson County, Tennessee, being Lot No. 37-B, Zone Lot Division of Lot No. 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44 and 45, Harbor Gate, Section One, of record in Plat Book 6250, Pate 638, amending Plat Book 5200, Page 712, Register's Office for Davidson County, Tennessee to which Plat reference is here by made for a more completed description thereof.

Being the same property conveyed to Rebecca J. Fels, by deed of record in Instrument No. 199912220306134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Rebecca J. Fels by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 200611060137865 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 814 Lake Terrace Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 11/06/06 13:12 2 pgs
Fees:13.00 Taxes:381.41

20061106-0137866

Witness my hand this 27th day of October, 2006.

Rebecca J. Fels by Carolyn Adcock atty In Fact

Rebecca J. Fels by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of October, 2006, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Rebecca J. Fels and who acknowledged that she executed the same as the free act and deed of the said Rebecca J. Fels, through Power of Attorney granted to her by the said Rebecca J. Fels.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2006.

Commission expires: 5-30-07

KYSTIN T. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007